



FOR OFFICE USE ONLY
CASE NO. _____
DATE SUBMITTED _____

DESIGN REVIEW BOARD
CONCEPT PLAN REVIEW FOR PDD / P-MUD

☐ PDD

☐ P-MUD

MINIMUM SUBMITTAL REQUIREMENTS

- _____ Application completed in full.
- _____ \$200 application fee.
- _____ Ten (10) copies of the Concept Plan in accordance with Section 3.4.D of the UDO.
- _____ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- _____ Concept Plan Information sheet completed in full.
- _____ Proof that the Greenways Manager has reviewed and approved your conceptual plan.
- _____ Proof that the Parks and Recreation Advisory Board has reviewed and approved your conceptual plan.

Date of Required Preapplication Conference: _____

APPLICANT'S INFORMATION:

Name(s) _____
Street Address _____ City _____
State _____ Zip Code _____ E-Mail Address _____
Phone Number _____ Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name(s) _____
Street Address _____ City _____
State _____ Zip Code _____ E-Mail Address _____
Phone Number _____ Fax Number _____

This property was conveyed to owner by deed, dated _____ and recorded in Volume _____
Page _____ of the Brazos County Deed Records.

General Location of Property: _____

Address of Property: _____

Legal Description: _____

Total Acreage: _____

Existing Zoning: _____ Requested Zoning: _____

Present Use of Property: _____

Proposed Use of Property: _____

CONCEPT PLAN INFORMATION

Purpose and intent of proposed development, as approved by the City Council as part of the PDD zoning: _____

List and explanation of the land uses approved by the City Council as part of the PDD zoning: _____

What is the range of future building heights: _____

Please provide a general statement regarding the proposed drainage: _____

List the general bulk or dimensional variations sought: _____

If variations are sought, please provide a list of community benefits and / or innovative design concepts to justify the request: _____

(Please note that a “complete site plan” must be submitted to Development Services for a formal review after the “conceptual” plan has been approved by the Design Review Board prior to the issuance of a building permit – except for single-family development)

The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.

Signature of owner or applicant

Date

**CONCEPTUAL PDD SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- ☐ 1. A key map (not necessarily to scale).
- ☐ 2. Title block to include:
 - ☐ Name, address, location, and legal description.
 - ☐ Name, address, and telephone number of applicant
 - ☐ Name, address, and telephone number of developer/owner (if differs from applicant)
 - ☐ Name, address, and telephone number of architect/engineer (if differs from applicant)
 - ☐ Date of submittal
 - ☐ Total site area
- ☐ 3. North arrow.
- ☐ 4. 100-year floodplain and floodway (if applicable) on or adjacent to the proposed project site, note if there is none on the site.
- ☐ 5. Show the approximate location of the following:
 - ☐ Parking areas
 - ☐ Building sites and an indication of their use
 - ☐ Artificially lit areas
 - ☐ Open spaces/conservation areas
 - ☐ Greenways
 - ☐ Streets and access
 - ☐ Parks
 - ☐ Schools
 - ☐ Trails
 - ☐ Buffer areas (or a statement indicating buffering proposed)
 - ☐ Other special features
- ☐ 6. Approximate accessways, pedestrian and bikeways.
- ☐ 7. Common and open space areas.

PDD POLICY

AS APPROVED BY THE CITY OF COLLEGE STATION CITY COUNCIL

AUGUST 2001

The goal of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. In order to justify varying from certain standards, the proposed development should demonstrate community benefits. To achieve this goal, the City of College Station has adopted the following policies:

1. **CONCEPTS ONLY:** A PDD should not be used to guarantee specific site or building characteristics within a development. A PDD should be submitted for multiple sites, and should not be used to apply additional development standards to a single site.
2. **RELIANCE ON EXISTING PERFORMANCE STANDARDS:** A PDD should not be used to require buffering or other standards that are over and above existing district standards. If the existing buffering standards are deemed inadequate, the standards themselves should be reviewed and upgraded.
3. **INNOVATIVE DESIGN:** A PDD application should be encouraged where a development is to follow a modern trend style such as new urbanism, mixed use, or cluster, and that includes all or some of the following elements:
 - ☐ Preservation of open space in prominent locations with good vehicular, pedestrian, and bicycle access
 - ☐ Preservation of wetlands, ponds, or other natural resources
 - ☐ Good connectivity within the development as well as connectivity to surrounding neighborhoods and thoroughfares
 - ☐ Significant amenities located in highly visible locations with good vehicular, pedestrian, and bicycle access
 - ☐ Preservation of significant tree stands
 - ☐ Inclusion of neighborhood supporting uses such as workplaces, recreation, shopping, and personal services with orientation to the neighborhood and good pedestrian and bicycle access
 - ☐ Incorporation of public transit waiting stations in pedestrian friendly areas
 - ☐ Accommodation of the existing topography to minimize required grading
 - ☐ A mix of residential densities and housing styles
 - ☐ Inclusion of urban open spaces such as plazas or marketplaces
 - ☐ Location of elementary school sites in areas easily accessible by pedestrians and cyclists
 - ☐ Connectivity of natural areas within the development and to those in surrounding areas
 - ☐ Avoidance of cul-de-sacs
 - ☐ Traffic calming features
 - ☐ Vistas
 - ☐ Pedestrian and/or bicycle trails and paths
 - ☐ Parking located such that it is screened or hidden from view
 - ☐ Avoidance of a monotonous "superblock"
 - ☐ A commercial frontage that is two or three stories, with architectural embellishments
 - ☐ Street trees and peripheral landscaping
 - ☐ Streetscape features
4. **SENSITIVE AREAS:** A PDD should be required in infill areas to assure similar residential densities to those of the surrounding area.
5. **MERITORIOUS MODIFICATIONS:** A developer may choose to request a PDD if the proposed development will result in alternative bulk standards than currently exist in the City of College Station development regulations. These may include variations such as:
 - Decreased lot size
 - Decreased lot dimensions
 - Decreased right-of-way and/or street widths
 - Alternative access to the public street requirements for lots, such as may be desired for traffic calming or to create vistas/views to internal or external amenities
 - Reduction in standard buffering requirements or fencing requirements
 - Increase in height restrictions
 - Alternative sidewalk requirements
 - Alternative site landscaping requirements

If the developer requests significant variations from the above list, the plans should also include a significant amount of elements from the first list of beneficial development elements.